

Vicinity Map - Zone Atlas K-09-Z

N.T.S.

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2109676 AND AN EFFECTIVE DATE OF OCTOBER 4, 2021.
2. PLAT OF AVALON, UNIT 5 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2014 IN BOOK 2014C, PAGE 46.
3. DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 14, 2016 AS DOCUMENT NO. 2016116750.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Indexing Information

Section 21, Township 10 North, Range 2 East, N.M.P.M.  
Projected onto the Town of Atrisco Grant  
Subdivision: Avalon, Unit 5  
Owner: 98th & I-40 Land LLC  
UPC #: 100905719339420401

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENT AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. . . . . 16.1021 ACRES  
ZONE ATLAS PAGE NO. . . . . K-9-Z  
NUMBER OF EXISTING TRACTS . . . . . 1  
NUMBER OF TRACTS CREATED . . . . . 2  
MILES OF FULL-WIDTH STREETS. . . . . 0.0000 MILES  
MILES OF HALF-WIDTH STREETS. . . . . 0.0000 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.0000 ACRES  
DATE OF SURVEY. . . . . OCTOBER 2021

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2021
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Legal Description

TRACT NUMBERED NINE (9), PLAT OF TRACTS 1 THROUGH 12, OF AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22, 2014, IN PLAT BOOK 2014C, FOLIO 46 AS DOCUMENT NO. 2014040949.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
PAID ON UPC # \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROPERTY OWNER OF RECORD


BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for  
Tracts 9-A and 9-B  
Avalon Subdivision, Unit 5  
Being Comprised of  
Tract 9  
Avalon Subdivision, Unit 5  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2021**

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

Plat Approvals:

|  |              |
|--|--------------|
|                     | Nov 19, 2021 |
| PNM Electric Services<br><u>Abdul A. Bhuiyan</u><br>Abdul A. Bhuiyan (Nov 18, 2021 14:25 MST)          | Nov 18, 2021 |
| Qwest Corp. d/b/a CenturyLink QC<br><u>Pamela C. Stone</u><br>Pamela C. Stone (Nov 19, 2021 12:16 MST) | Nov 19, 2021 |
| New Mexico Gas Company<br><u>Mike Mortus</u><br>Mike Mortus (Nov 18, 2021 16:05 MST)                   | Nov 18, 2021 |
| Comcast  |              |

City Approvals:

|   |            |
|---|------------|
| <u>Loren N. Risenhoover P.S.</u><br>City Surveyor | 11/15/2021 |
| _____<br>Traffic Engineer                         |            |
| _____<br>ABCWUA                                   |            |
| _____<br>Parks and Recreation Department          |            |
| _____<br>Code Enforcement                         |            |
| _____<br>AMAFCA                                   |            |
| _____<br>City Engineer                            |            |
| _____<br>DRB Chairperson, Planning Department     |            |

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.  
Will Plotner Jr.  
N.M.R.P.S. No. 14271

11/18/2021  
Date



**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com



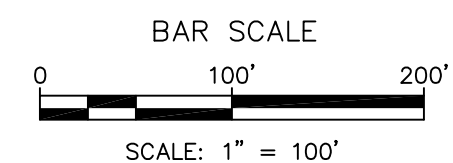
*Plat for  
Tracts 9-A and 9-B  
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Tract 9  
Avalon Subdivision, Unit 5  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2021*

- \* AS PER THE DRAINAGE EASEMENT AGREEMENT, DATED MARCH 31, 1998 RECORDED AS DOCUMENT NO. 1998037768. THE TEMPORARY EASEMENTS SHOWN HEREON AS [5] AND [6] MAY AT THE ELECTION OF THE OWNER OF TRACT 9 MAKE MODIFICATIONS TO THE PRIVATE SLOPE EASEMENT AND DESILTATION POND AS MAY BE APPROVED BY APPLICABLE GOVERNMENT AUTHORITIES AND THE OWNER OF TRACT 9 WILL ASSUME RESPONSIBILITY FOR THE SLOPES AND PONDS.

|                 |  |
|-----------------|--|
| N 90°00'00" E   | MEASURED BEARINGS AND DISTANCES                                  |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER PLAT<br>(05/22/2014, 2014C-46) |
| ●               | FOUND MONUMENT AS INDICATED                                      |
| ○               | SET 1/2" REBAR WITH CAP "LS 18374"<br>UNLESS OTHERWISE NOTED     |

\*U.S. SURVEY FEET

\*U.S. SURVEY FEET



| Curve Table |                   |                     |           |              |                 |
|-------------|-------------------|---------------------|-----------|--------------|-----------------|
| Curve #     | Length            | Radius              | Delta     | Chord Length | Chord Direction |
| C1          | 543.36' (543.36') | 1358.17' (1358.17') | 22°55'21" | 539.75'      | S 69°23'55" W   |
| C2          | 38.28' (38.28')   | 25.00' (25.00')     | 87°43'54" | 34.65'       | N 78°11'48" W   |
| C3          | 209.45' (209.45') | 620.00' (620.00')   | 19°21'21" | 208.46'      | N 24°39'12" W   |
| C4          | 433.61' (433.62') | 1183.34' (1183.34') | 20°59'42" | 431.19'      | N 04°28'40" W   |

| Line Table |                               |                 |
|------------|-------------------------------|-----------------|
| Line #     | Direction                     | Length (ft)     |
| L1         | N 34°19'52" W (N 34°19'41" W) | 13.71' (13.71') |

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**Public Utility Easements**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**Free Consent**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

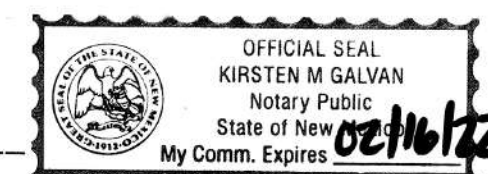
KURT BROWNING, MANAGER  
98TH AND I-40 LAND, LLC *by Titan Property Mgmt., LLC* DATE

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 18th, 2021  
BY: KURT BROWNING, MANAGER, 98TH AND I-40 LAND, LLC

By: *Kirsten M Galvan*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 02/16/2022



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